

City of Bedford – Minutes

Redevelopment Commission Meeting

August 14, 2023

StoneGate Arts & Education Center

931 15th Street , Bedford

4:00 PM

Call to Order: Penny May

The Redevelopment Commission of the City of Bedford, Indiana met for a Regular Meeting on August 14th, 2023, at 4:00 PM at StoneGate Arts & Education Center. Penny May Presided and called the meeting to order.

Roll Call: Penny May

Members Present

Mayor Samuel J. Craig

Judy Carlisle

Penny May

Shea Hooten

Ryan Griffith

Members Absent

Craig Turpen

Non-Voting School Board Member: Tracy Bailey was absent.

Reading of Minutes- July 10, 2023, Regular Meeting

- Judy Carlisle made the motion to approve,
- Ryan Griffith seconded the motion,
- ***All votes were in favor, No One opposed, Approved.***

1. Request Approval and Acceptance of Lochmueller Group Invoice No. 312750-Project No. #214-\$85,670.95- Bedford Spider Creek PS & Storage- Misty Adams

- Misty Adams and requested the board approve the monthly invoice.
- The design is close to 90% completed.
- Shea Hooten made the motion to approve invoice for payment,

- Ryan Griffith seconded the motion,
- ***All votes were in favor, No One opposed, Approved.***

2. Request Approval And Acceptance of Midwestern Engineers Inc. – Fox Construction Inc Contract Pay Application Request no. 7-\$73,789.42-New Police Station -Mayor Sam Craig, Chief Terry Moore

- Chief Moore reported that a construction meeting was held last week.
- This is the second to last payment with the more of a percentage completed that billed for.

- Judy Carlisle made the motion to approve invoice for payment,
- Shea Hooten seconded the motion,
- ***All votes were in favor, No One opposed, Approved.***

3. Request Approval and Acceptance of Midwestern Engineers Inc. Change Order No. 5- Time Extension for Substantial Completion and Reay for Final Payment Regarding Mechanical and Electrical portion of Work Due to Manufacturing Delays- New Police Station-Chief Terry Moore

- Chief Moore stated that the change order was received on July 6th but it needed time to be reviewed. July 19th was the original date of completion.
- The HVAC system has been delivered and installed.
- The delay was due to the HVAC & switchgear.
- New completion date is September 1st.
- The last payment will be due October 1st.
- The plan is to be completed in two weeks.

- Ryan Griffith made the motion to approve change order,
- Judy Carlisle seconded the motion,
- ***All votes were in favor, No One opposed, Approved.***

4. Request Approval And Acceptance of Payment for Hoosier PC Invoices-New Police Station- Chief Terry Moore

- 1. Invoice No.5517-Labor New Station Fiber Configuration and Testing-\$175**
- 2. Invoice No. 5556-Labor-Trane Panel Drop; New Station Electrical; Powered Up & Tested All Equipment-\$210**

- Chief Moore stated that is our IT Department final check on the servers.

- Shea Hooten made the motion to approve invoices for payment,
- Judy Carlisle seconded the motion,
- ***All votes were in favor, No One opposed, Approved.***

5. Request Approval And Acceptance of Semi-Annual Payment to USDA Rural Development-Interest Only Due-\$45,446.33-2017 Loan for Stonegate Arts & Education Center-Billie Tumey

- Scheduled interest payment due for the loan.

- Ryan Griffith made the motion to approve interest payment,
- Shea Hooten seconded the motion,
- ***All votes were in favor, No One opposed, Approved.***

6. Baker Tilly Annual TIF Update-Andy Mouser

- Mr. Mouser presented the commission with the TIF Report Presentation (IC 36-7-25-8). The presentation reports a detailed description of all of the TIF areas, estimated annual financial report, future projects funded with TIF Revenue and the impacts on the overlapping taxing units.
- The 2015 Bonds were paid off this year.
- Discussed the new spending plan requirements for 2025.
- The 2017 Bond for Stonegate has a balance of \$2,815,000 with a final maturity of January 15, 2037. The bond can be redeemed prior to maturity without premium. Savings on interest would be around \$700,000.
- Discussed HB 1454 that makes some changes to how TIF revenue can be spent.

7. Discussion

- Ryan Griffith asked about the progress of the Spider Creek Project.
- Misty Adams stated that the advertisement for bid should be in October with the bids due in November. With an estimated 18 month build timeline.

Adjourn

- Judy Carlisle made the motion to adjourn,
- Ryan Griffith seconded the motion,
- ***All votes were in favor, No One opposed, Meeting Adjourned, Passed***

The Redevelopment Commission 2023

- *Samuel J. Craig, Mayor* _____
- *Penny May, President* _____
- *Judy Carlisle, Vice-President* _____
- *Ryan Griffith, Secretary* _____
- *Shea Hooten, Member* _____
- *Craig Turpen, Member* _____

Attest: Ryan Griffith
Secretary, Redevelopment Commission _____

